

**STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE LEASE OF STATE LAND  
LOCATED IN LIMESTONE COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that **sealed bids** for the lease of state property located in Limestone County, Alabama will be received **until FEBRUARY 4, 2025, 4:00 P.M.**, as detailed below, by the office of the State Lands Division, Department of Conservation and Natural Resources. Pursuant to the above referenced Code Section, Officers and employees of the Department of Conservation and Natural Resources and the Department of Corrections, as well as members of their families, shall be excluded from bidding on any tract(s) described herein.

A parcel of land in Limestone County, Alabama, being more commonly known as the Limestone Correctional Facility Parcel 2, which is more particularly described as follows:

A tract of land located in Section 1 Township 3 South Range 3 West comprised of Field Nos. 11, 12, 14, 18, 21, 22, 23 and 31 as depicted in Limestone County Alabama USDA Farm Service Agency maps for Farm #758 Tract #1038 and as recorded in the USDA Farm Service Agency Office, 1795 US Highway 72 E, Athens, Alabama. Fractional acreage totals are used for Field Nos. 11 (1.8 acres deducted) and 12 (9.0 acres deducted) due to facility buffer and wet areas. This parcel contains 350 acres, more or less.

Any lease awarded as a result of this bid opening will be subject to all provisions contained in the lease agreement including, but not limited to, the following:

- 1) Reservation of all oil, gas and minerals rights;
- 2) All other reservations and restrictions of record;
- 3) Reservation of all rights and interests not inconsistent with the restricted agriculture rights made subject of this lease;
- 4) The term for these leases will commence on June 7, 2025 and will conclude on December 31, 2029 with an option to renew for three (3) additional one-year terms pending written approval from the Department of Corrections, to be granted in its sole discretion;
- 5) The annual lease amount will be based on the full annual lease amount for 2025. However, the lease amount for the first year shall be pro-rated for that portion of 2025 that the lease is in effect plus appraisal costs and advertising costs;
- 6) Each year's rental will increase by 1% over the previous year's rental;
- 7) Premises shall be used and occupied solely for agricultural purposes, and specifically limited to those activities associated with crop production.

The **MINIMUM BID** for the lease of the subject property is set at **\$61,250** for the first year lease rental amount.

EACH bid submitted must be accompanied by a certified or cashier's check (NO PERSONAL CHECKS ACCEPTED) in the amount of **\$6,125** as a bid deposit made payable to the State Lands Division which will be forfeited (pursuant to section 9-15-76) if the bid is accepted and the Bidder does not complete the transaction within thirty (30) days of award. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposit will be applied to the first year lease rental amount.

Each bid must be submitted in a separate envelope clearly marked on the outside "**SEALED BID FOR LIMESTONE CORRECTIONAL FACILITY PARCEL 2 – DO NOT OPEN**" and delivered to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130-1901. (36104 IF DELIVERED BY PRIVATE COURIER).

**NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER FEBRUARY 4, 2025, 4:00 P.M..** IT SHALL BE THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE ACTUAL RECEIPT OF THE BID BY THE STATE LANDS DIVISION PRIOR TO THIS DEADLINE. All bids received by this deadline will be publicly opened and read on the following day, February 5, 2025 at 2:00 P.M. in the office of the State Lands Division. If ADA accommodations are needed as to the bid opening, please contact Delicia Baker at (334) 242-3484. Requests should be made as soon as possible but at least seven days prior to the bid opening date.

The successful bidder shall reimburse the Alabama Department of Corrections for the cost of the appraisal in the amount of \$3,500 and for the advertisement fees incurred for this notice.

Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised or otherwise warrant or guarantee the condition of the land or any improvements.

This lease is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher lease amount with the highest bidder. In the event a successful bidder fails to complete the transaction, the State further reserves the right to negotiate with the next highest qualifying bidder.

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, sex, national origin, disability, pregnancy, genetic information or veteran status in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

Unless specifically provided otherwise in subsequent corrective advertisement, the terms and conditions as stated in this notice shall be controlling over this transaction.

Potential bidders seeking information as to accessing the property for the purposes of inspection must contact Andy Farquhar with the Department of Corrections at (334) 224-2186. It is the sole responsibility of potential bidders to seek information regarding access sufficiently in advance of the bid opening.

Potential bidders may obtain a map and a copy of the Department of Corrections lease referred to herein at <https://www.outdooralabama.com/public-notices/land-sales-and-leasing-act>.



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**Patricia Powell McCurdy**  
State Lands Director

12-30-24

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**DATE**